



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego

Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Jerry Hollingsworth
Chairman

John Gibson
Vice Chairman

Robert Parker
Councilman

Rick Fordem
Councilman

Clifford Leary
Councilman

DRAFT – SUBJECT TO GFDC APPROVAL January 16, 2007 MINUTES OF November 21, 2006

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Jerry Hollingsworth	Peter Drinkwater
John Gibson	Roger Griffiths
Robert Parker	Ian Hodgson
Rick Fordem	Tom Bosworth
Cliff Leary	Reggie Angquico

*For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairman Hollingsworth called the meeting to order at 6:05 p.m.

2. APPROVAL OF MINUTES

Mr. Leary made a motion that the minutes of October 17, 2006 be approved. Mr. Parker seconded the motion, which passed unanimously with Mr. Gibson and Mr. Fordem abstaining since they were not present at the last meeting.

3. CHAIRMAN'S REPORT

There was no Chairman's Report.

4. AIRPORTS DIRECTOR UPDATE

Mr. Drinkwater stated that on November 17, 2006, he met with FAA staff John Milligan and Brian Armstrong and that they were impressed with the proposal of locating the Air and Space Museum near the FAA funded West End Transient Ramp by the Gillespie Trolley Station.

5. AIRPORT MANAGER UPDATE

Mr. Griffiths gave an update on Taxiway Delta project, stating that the area between Runway 17/35 up to the run-up area has been ground up and will be paved on November 27, 2006 and painted on December 1, 2006. Taxiway Charlie will be the next project and will take place in 2007. The Displaced Threshold will be moved during the evening on December 4, 2006 and will give pilots an additional 600 feet of runway on December 5, 2006..

6. LA JOLLA INVESTMENT CO. INC. PROPOSED SECOND AMENDMENT TO LEASE AND TWO NEW LEASES

The proposed amendment to the existing lease reduces the size of the existing leasehold allowing for two new leases, one on the west end and one on the east end, of the current premises. The total size of the three leaseholds will remain at 11.18 acres.

Mr. Leary stated that this motion was previously approved and was inquiring why it was not forwarded to the Board of Supervisors in May 2005.

Mr. Drinkwater replied that soil testing results found possible contamination which caused delays in forwarding the proposed lease to the Board of Supervisors.

Mr. Scott McEwen representing thirteen hangar owners who have subleases with La Jolla Investments Inc, stated that his clients are opposed to the new lease. Mr. McEwen pointed out that Mr. Kurdzeils proposed commercial hangars would result in an increase in traffic and noise, and create security and safety issues for his client's private hangars. He also stated that there will be more wear and tear on the taxiway that is being maintained by his clients and that there are no parking areas for vehicles. He was also concerned that there has not been a study on the effects of having commercial operations in the area close to his client's private hangars.

Mr. Gibson inquired if there is a joint use maintenance agreement and if an evaluation has been done regarding the strength of the concerned taxiway.

Mr. McEwen replied that the taxiway was not built to County standards and needs to be replaced due to defects now showing with the current use.

Mr. John Lormon representing La Jolla Investments, Co, Inc. stated that the issues brought up by Mr. McEwen are found in the assignment and easement agreement and that it is not part of the lease because that is not where these issues belong.

Mr. Leary asked Mr. Bosworth how the County is involved in the present litigation.

Mr. Bosworth replied that the County has no contractual relationship with the sublessee and is not part of the litigation.

Mr. Eddie Kurdziel stated that the two hangars that will be using the taxi lane are 80'x70', and are too small for a B-24 wingspan which alleviates the concern about bombers using the defective taxi lane. He also explained that there are eight parking spaces planned outside the fence, there will be eight inside the fence that goes to his leasehold, and one in each hangar and that should be sufficient. Mr. Kurdziel said that his commercial flights would take place during the day.

Mr. Lormon added that the Federal Aviation Administration (FAA) has written in a letter responding to a similar litigation, that it is not acceptable to restrict use on adjoining land due to noise issues since Gillespie Field is a FAA assisted airport.

Mr. Griffiths clarified the term commercial flights as referring to small corporate jets, not large commercial airlines which do not operate at Gillespie Field.

Mr. Hodgson read the following motion, recommending that the Council adopt it with respect to the proposed transactions. *"It is recommended that the Board of Supervisors approve the proposed Second Amendment to Aviation Lease and two new leases with La Jolla Investments, Inc., as recommended by staff."* Mr. Fordem moved that the motion be accepted, it was seconded by Mr. Leary and passed unanimously.

7. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED

Mr. John Hammerstrand suggested that the Air and Space museum lease the land that is located at the westside of Marshall Avenue which is designated non-aviation use. He also complained about the delays regarding the environmental studies taking place at the Cajon Air Center

and holds the County responsible. He stated the delays are causing him financial hardship as interest rates increase and that he is frustrated.

Mr. Hollingsworth replied that everyone is frustrated by the delays caused by the environmental group finding issues and that the Council cannot help him in this matter at this time.

8. OLD BUSINESS

There was no old business.

9. NEW BUSINESS

There was no new business.

Mr. Hollingsworth adjourned the meeting at 7:35 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, January 16, 2007 in City Council Chambers, 200 E. Main Street, El Cajon.

By _____
Reggie Angquico, Office Support Specialist